



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Nirbhan S. Pangli  
Address: 4967 Highwood Cir. Phone Number of Contact Person: \_\_\_\_\_  
City, State, Zip Code: Middleton, WI 53562 Email of Contact Person: PangliSP@Highwood.com  
Project Address: 2050 Hwy mm Fitchburg Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Project Type: \_\_\_\_\_ Multi-Family \_\_\_\_\_ Commercial ☒ Industrial \_\_\_\_\_ Other  
☒ New \_\_\_\_\_ Addition

Impervious Surface Ratio (ISR): \_\_\_\_\_ (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

### Site Data:

- ☐ 1. Lot or property dimensions.
- ☐ 2. Orientation (to north).
- ☐ 3. Adjacent highways, roads, drive, etc.
- ☐ 4. Existing natural features (rivers, ponds, wetlands).
- ☐ 5. Existing buildings and/or improvements.
- ☐ 6. Existing and proposed site drainage.
- ☐ 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- ☐ 8. ISR shall be indicated on all plans.
- ☐ 9. Stormwater management plans and details, including grading plan.
- ☐ 10. Lighting plan in footcandles and light fixture cut sheets.

### Building:

- ☐ 1. Building size, configuration and orientation.
- ☐ 2. Distance from lot lines.
- ☐ 3. Distance from other buildings, improvements and natural features.
- ☐ 4. Location of well, septic tank, drainfield, etc. (if applicable)
- ☐ 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- ☐ 6. Construction type (wood frame, structural steel, etc.).
- ☐ 7. Foundation type (full basement, slab on grade, etc.).
- ☐ 8. Number of levels.
- ☐ 9. Siding/exterior covering type, color, texture, etc.
- ☐ 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- ☐ 11. Roofing material type, color, texture, etc.
- ☐ 12. Exterior door and window location, size, type, etc.
- ☐ 13. Fire protection sprinklers or fire alarm systems.

### Ingress, Egress, Parking:

- ☐ 1. Location of highway and road access points.
- ☐ 2. Location, size, configuration of drives and walks.
- ☐ 3. Number, size, location of parking spaces.
- ☐ 4. Location of handicapped parking and accessible building entrances.
- ☐ 5. Bicycle rack(s).

ARCHITECTURAL AND DESIGN REVIEW APPLICATION  
Page 2

**Landscaping:**

☐  
☐  
☐  
☐

1. Location, species, size of existing trees, shrubs, and plantings.
2. Location, species, size of proposed plantings.
3. Location and size of all paved, seeded/sodded and gravelled areas.
4. Location of all retaining walls, fences, berms and other landscape features.

**\*It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: \_\_\_\_\_

*Nirbhaj S. Pangh*  
Applicant or Authorized Agent

Date: \_\_\_\_\_

*8/20/19*

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

**FOR CITY USE ONLY**

Date Received: \_\_\_\_\_

*8/20/19*

Plan Commission Date: \_\_\_\_\_

*9/17/19*

Comments: \_\_\_\_\_

*2/18/20*

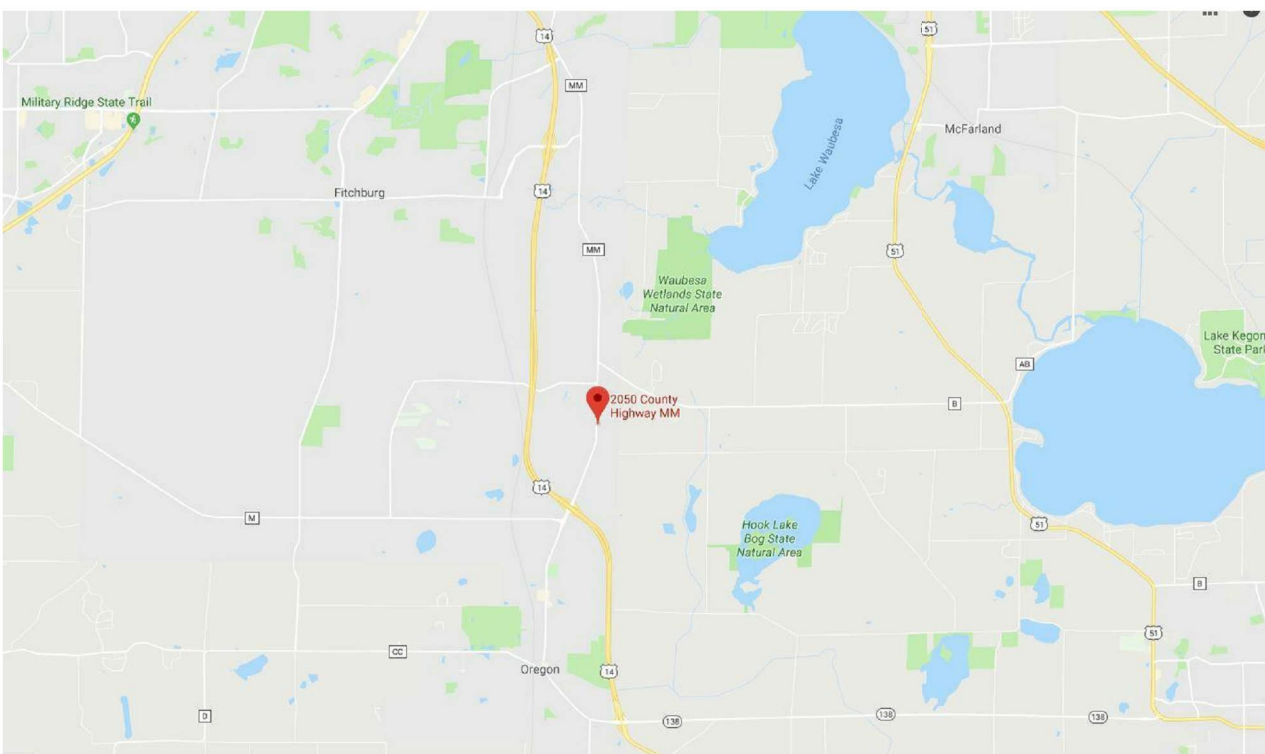
Town & Country Mart

# Convenience Store

2050 County Hwy MM  
Oregon WI, 53575

PLANNING

LOCATION MAP



SHEET INDEX

SHEET	Sheet Name	PLANNING	STATE SUBMITTAL	REVISION 1
G1.0	COVER PAGE	01.20.2020		
C1.0	PROPOSED SITE, LANDSCAPE & LIGHTING	01.21.2020		
1 of 3	EXISTING SITE	01.20.2020		
2 of 3	PROPOSED	01.20.2020		
3 of 3	GRADING & EROSION CONTROL	01.20.2020		
A1.1	FLOOR PLAN	01.21.2020		
A2.0	EXTERIOR ELEVATIONS	01.21.2020		
A3.0	DUMPSTER ENCLOSURE / STORAGE	01.21.2020		

DESIGNER/SUPERVISING PROFESSIONAL

Consultant/Contractor

OWNER

Struc Rite Design, Inc.  
Boyd E. Coleman, P.E.  
President, Engineer  
805 Clinton Street  
Waukesha, WI 53186  
262.549.3222  
262.896.2079  
www.srdinc.biz

Drawing Key:

101

DOOR TAG

1a

WINDOW TAG

e1

WALL TAG

?

PROJECT KEYED NOTE

FX

FIRE ALARM HORN & STROBE

Fb

FIRE ALARM BELL

F

FIRE ALARM PULL BOX

FACP

FIRE ALARM CONTROL PANEL

ES

EMERGENCY EXIT SIGN

FE

FIRE EXTINGUISHER

EXISTING CONSTRUCTION

NEW CONSTRUCTION

TYPICAL DIMENSION

DIMENSION SHOWING FINISH TO FINISH

PROJECT INFORMATION: 2015 INTERNATIONAL BUILDING CODE w/ WISCONSIN AMENDMENTS									
SUBMITTAL TYPE		NEW CONSTRUCTION			MAXIMUM EXIT DISTANCE		MAXIMUM	200'-0"	ACTUAL
TYPE OF CONSTRUCTION		VB			MAXIMUM COMMON PATH		MAXIMUM	-	ACTUAL
NUMBER OF STORIES		1			MAXIMUM DEAD-END CORRIDOR		MAXIMUM	20'-0"	ACTUAL
SPRINKLED		NO			TOTAL NUMBER OF EXITS		REQUIRED	2	ACTUAL
SPRINKLER TYPE		-			REQUIRED STAIR WIDTH		REQUIRED	NA	ACTUAL
FIRE SUPPRESSION		-			REQUIRED EGRESS WIDTH		REQUIRED	36"	ACTUAL
FIRE ALARM		NO			MAIN OCCUPANCY TYPE				
ALARM TYPE		-			ALL OCCUPANCY TYPES		M		
WATER CLOSET-MALE		REQUIRED	1	PROVIDED	2	OCCUPANCY SEPARATIONS			
WATER CLOSET-FEMALE		REQUIRED	1	PROVIDED	2	INCIDENTAL USES			
LAVATORIES		REQUIRED	2	PROVIDED	3	ALLOWABLE AREA		9,000 SQFT	
TUBS/SHOWERS		REQUIRED	-	PROVIDED	-	ACTUAL AREA FOR		M = 3,250 SQFT	
DRINKING FOUNTAINS		REQUIRED	-	PROVIDED	-	ACTUAL AREA FOR			
OTHER						ACTUAL AREA FOR			
						TOTAL ACTUAL AREA		3,250 SQFT	
						TOTAL OCCUPANT LOAD		42	



ABBREVIATIONS: THROUGHOUT THE DOCUMENTS THESE ABBREVIATIONS ARE USED TO DESCRIBE PARTIES, MATERIALS, WEIGHTS, OR DIRECTIONS RELATED TO THE CONTRACT DOCUMENTS.

AC	AIR CONDITIONING	EA	EACH	L	LENGTH, LONG	SAB	SOUND ATTENUATION BATTS
ACS	ACCESS PANEL	EIFS	EXTERIOR INSULATION FINISH	LAV	LAVATORY	SAG	SUPPLY AIR GRILL
ACT	ACOUSTICAL CEILING TILE	EL	ELEVATION	LBS	POUND(S)	SC	SOLID CORE
ADDM	ADDENDUM	EJ	EXPANSION JOINT	LKR	LOCKER	SCHED	SCHEDULE
ADJ	ADJUSTABLE	ELEC	ELECTRICAL/ELECTRICAL	LT WT	LIGHT WEIGHT	SD	SOAP DISPENSER
ADO	AUTOMATIC DOOR OPERATOR	ELEV	ELEVATOR	MAS	MASONRY	SECT	SECTION
AFF	ABOVE FINISH FLOOR	EMER	EMERGENCY	MATL	MATERIAL	SHR	SHOWER
ATL	ALTERNATE	EP	ELECTRICAL PANEL	MAX	MAXIMUM	SHT	SHEET
ALUM	ALUMINUM	EQ	EQUAL	MECH	MECHANICAL	SHT MTL	SHEET METAL
ANOD	ANODIZED	ECUP	EQUIPMENT	SHV	SHELF, SHELVING	SHV	SHELF, SHELVING
APPROX	APPROXIMATE	ES	ELECTRIC STRIKE	SIM	SIMILAR	SSI	SIMILAR
ARCH	ARCHITECT	ETR	EXISTING TO REMAIN	MFR	MANUFACTURER	S&P	SHELF & POLE
AUX	AUXILIARY	EWC	ELECTRIC WATER COOLER	MH	MANHOLE	SPEC	SPECIFICATION
AVG	AVERAGE	EXH FN	EXHAUST FAN	HD	MIDDLE	SPKR	SPEAKER
BD	BOARD	EXIST	EXISTING	MIN	MINIMUM	SQ	SQUARE
BITUM	BITUMINOUS	EXP	EXPANSION	MIRR	MIRROR	SS	SOLID SURFACE
BLDG	BUILDING	EXT	EXTERIOR	MISC	MISCELLANEOUS	SSK	SERVICE SINK
BLKG	BLOCKING	EXPO	EXPOSED	MO	MASONRY OPENING	STC	SOUND TRANSMISSION
BLKHD	BULKHEAD	FL	FLOOR	MSB	MOP SERVICE BASIN		COEFFICIENT
BM	BEAM	FNC	FIRE HOSE CABINET	MTD	MOUNTED	STD	STANDARD
BO_	BOTTOM OF (ITEM)	FN	FINISH	MTL	METAL	STL	STEEL
BO	BY OTHERS	FA	FIRE ALARM	NIC	NOT IN CONTRACT	STOR	STORAGE
BS	BOTH SIDES	FE	FIRE EXTINGUISHER	NO	NUMBER	STRUCT	STRUCTURAL
BT_JNT	BUTT JOINT	FEC	FIRE EXTINGUISHER CABINET	NOM	NOMINAL	SUSP	SUSPENDED
BTWN	BETWEEN	FF	FINISH FACE	NTS	NOT TO SCALE	T	TREAD
CAS	CARD ACCESS SYSTEM	FGL	FIBERGLASS	OV	OVER	TEMP	TEMPORARY
CB	CATCH BASIN	FHC	FIRE HOSE CABINET	OA	OVERALL	T&G	TONGUE & GROOVE
CB/CI	CONTRACTOR	FL	FLOOR LINE	OC	ON CENTER	THK	THICKNESS
	FURNISHED/CONTRACTOR	FLR	FLOOR	OD	OUTSIDE DIAMETER	TLT	TOILET
CG	CORNER GUARD	FLUOR	FLUORESCENT	OF/CI	OWNER FURNISHED	TO_	TO OF (ITEM)
CH	COAT HOOK	FO_	FACE OF (ITEM)		CONTRACTOR INSTALLED	TOC	TOP OF CONCRETE
CJ	CONTROL JOINT	FOF	FACE OF FINISH	OFD	OVERFLOW DRAIN	TOF	TOP OF FOOTING
CL	CENTER LINE	FOM	FACE OF MASONRY	OH	OVERHEAD	TOP	TOP OF PAVEMENT
CLG	CEILING	FP	FIRE PROOF, FIRE PROTECTION	OPNG	OPENING	TOS	TOP OF STEEL
CLO	CLOSET	FR	FRAME	OPP	OPPOSITE	TOW	TOP OF WALL
CLR	CLEAR	FT	FOOT OR FEET			TPD	TOILET PAPER DISPENSER
CMU	CONCRETE MASONRY UNIT	FTG	FOOTING	PED	PEDESTAL	TYP	TYPICAL
CO	CASED OPENING	FURG	FURRING	PERIM	PERIMETER	UCR	UNDERCOUNTER REFRIGERATOR
COL	COLUMN	FV	FIELD VERIFY	PL	PLATE	UL	UNDERWRITERS LABORATORY
CONC	CONCRETE	GA	GAGE	PL	PROPERTY LINE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUE, CONTINUOUS	GB	GRAB BAR	PLAM	PLASTIC LAMINATE	UR	URINAL
CORR	CORRIDOR	GBG	GENERAL CONTRACTOR	PLBG	PLYWOOD	VAV	VARIABLE AIR VOLUME
CPT	CARPET	GL	GLASS	PNL_JNT	PANEL JOINT	VB	VAPOR BARRIER
CRS	COURSE, COURSES	GYP BD	GYPSON BOARD	POC	POINT OF CONNECTION	VCT	VINYL COMPOSITE TILE
CT	CERAMIC TILE	HB	HOSE BIB	PR	PAIR	VERT	VERTICAL
CTR	CENTER	HDW	HARDWARE	PREFAB	PREFABRICATED	VEST	VESTIBULE
CUH	CABINET UNIT HEATER	HM	HOLLOW METAL	PRELIM	PRELIMINARY	VF	VERIFY IN FIELD
		HWD	HARDWOOD	PRKG	PARKING	VR	VAPOR RETARDER
DBL	DOUBLE	HP	HORSE POWER	PSF	POUNDS PER SQUARE FOOT	VWC	VINYL WALL COVERING
DEFS	ERECT APPLIED EXTERIOR	HR	HOUR	PT	PAINT	W	WITH
	FINISH SYSTEM	HTR	HEATER	PTD	PAPER TOWEL DISPENSER	WC	WATERCLOSET
DEMO	DEMOLITION	HVAC	HEATING, VENTILATION & AIR CONDITIONING	PTDR	PAPER TOWEL DISPENSER WITH RECEPTACLE	WD	WOOD
DEP	DEPRESSED	ID	INSIDE DIAMETER	PTM	PAINT TO MATCH	WF	WIDE FLANGE
DF	DRINKING FOUNTAIN	IN	INCH	QT	QUARRY TILE	WH	WATER HEATER
DIA	DIAMETER	INCL	INCLUDE, INCLUDING	R	RADIUS	w/o	WITHOUT
DIAG	DIAGONAL	INT	INTERIOR	R	RISER	WS	WORKSTATION
DIM	DIMENSION	JAN	JANITOR	RA	RETURN AIR	WWF	WELDED WIRE FABRIC
DISP	DISPENSER	JNT	JOINT	RD	ROOF DRAIN	WWM	WEEDED WIRE MESH
DIV	DIVISION			REF	REFRIGERATOR		
DN	DOWN			REFL	REFLECTED		
DR OPNG	DOOR OPENING			REINF	REINFORCED		
DS	DOWNSPOUT			REQD	REQUIRED		
DT	DRAIN TILE			REV	REVISION		
DW	DISHWASHER			RFI	REQUEST FOR INFORMATION		
DWG	DRAWING			RM	ROOM		
DWR	DRAWER			RO	ROUGH OPENING		
				ROW	RIGHT OF WAY		
				RTU	ROOF TOP UNIT		

WPLEDC80N



LED 80W Wall packs. 3 cutoff options. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 17.6 lbs

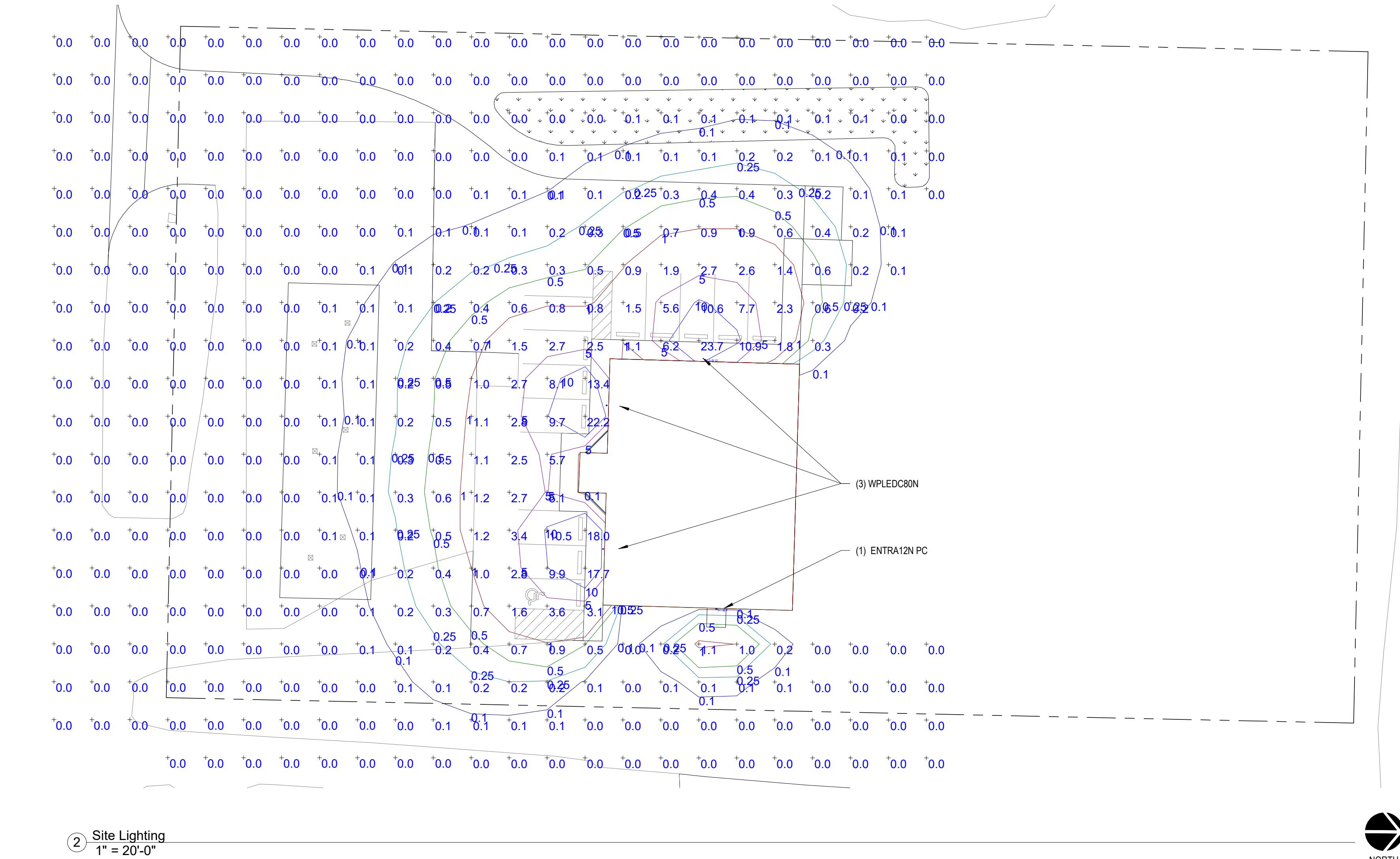
ENTRA12N/PC



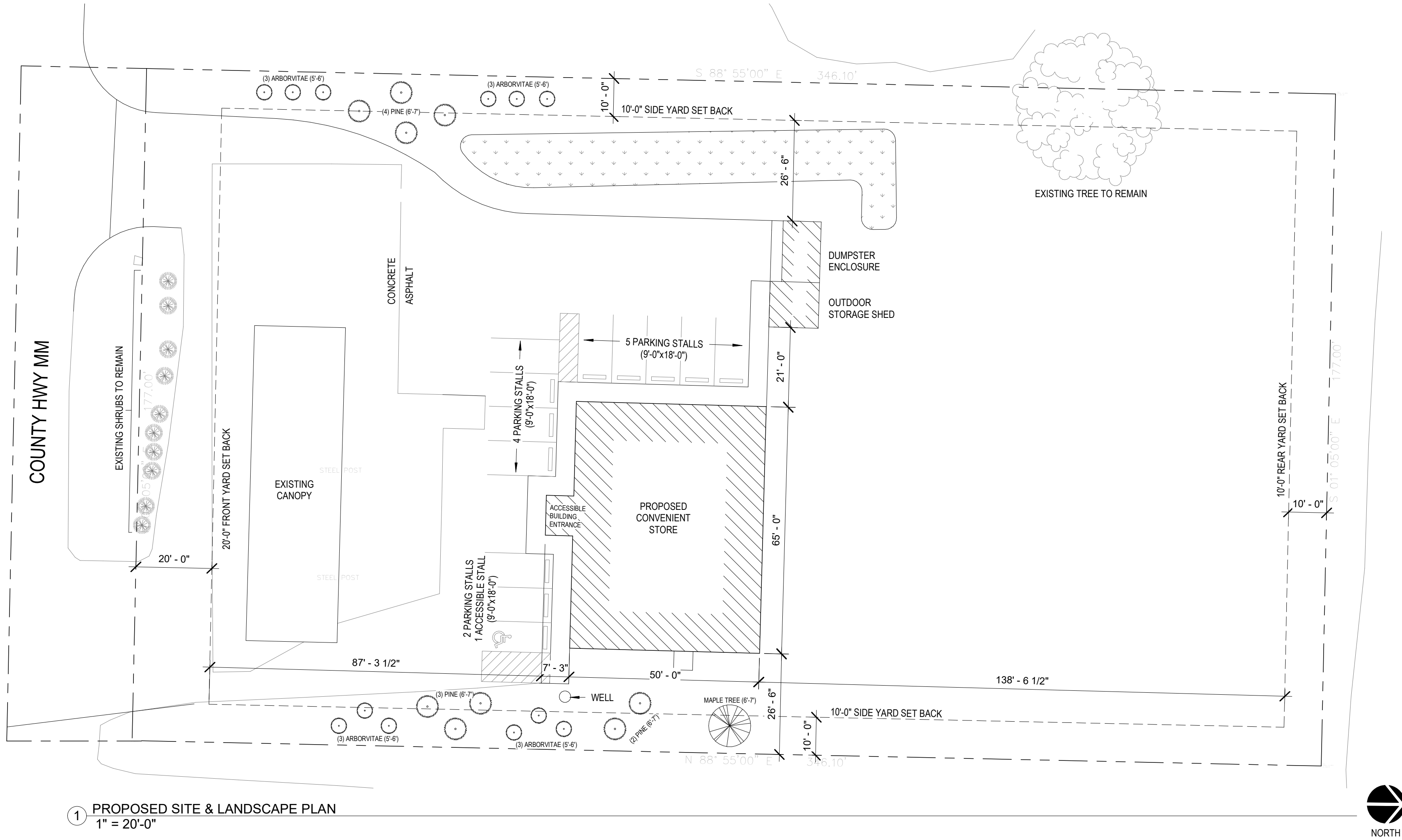
Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 10', and replaces 70W high pressure sodium. 100,000-Hour LED lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.0 lbs



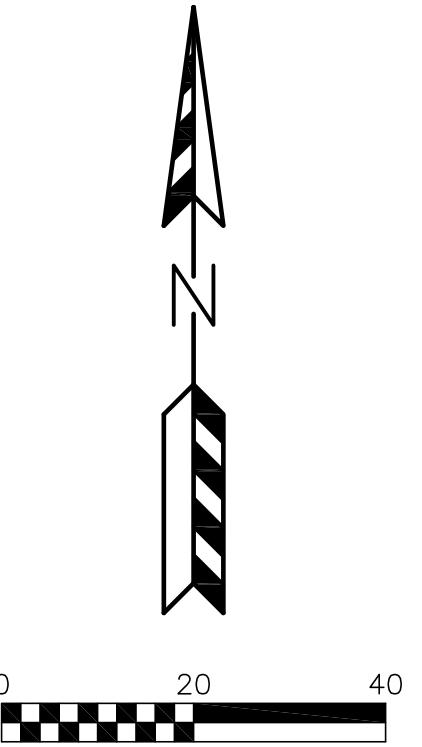
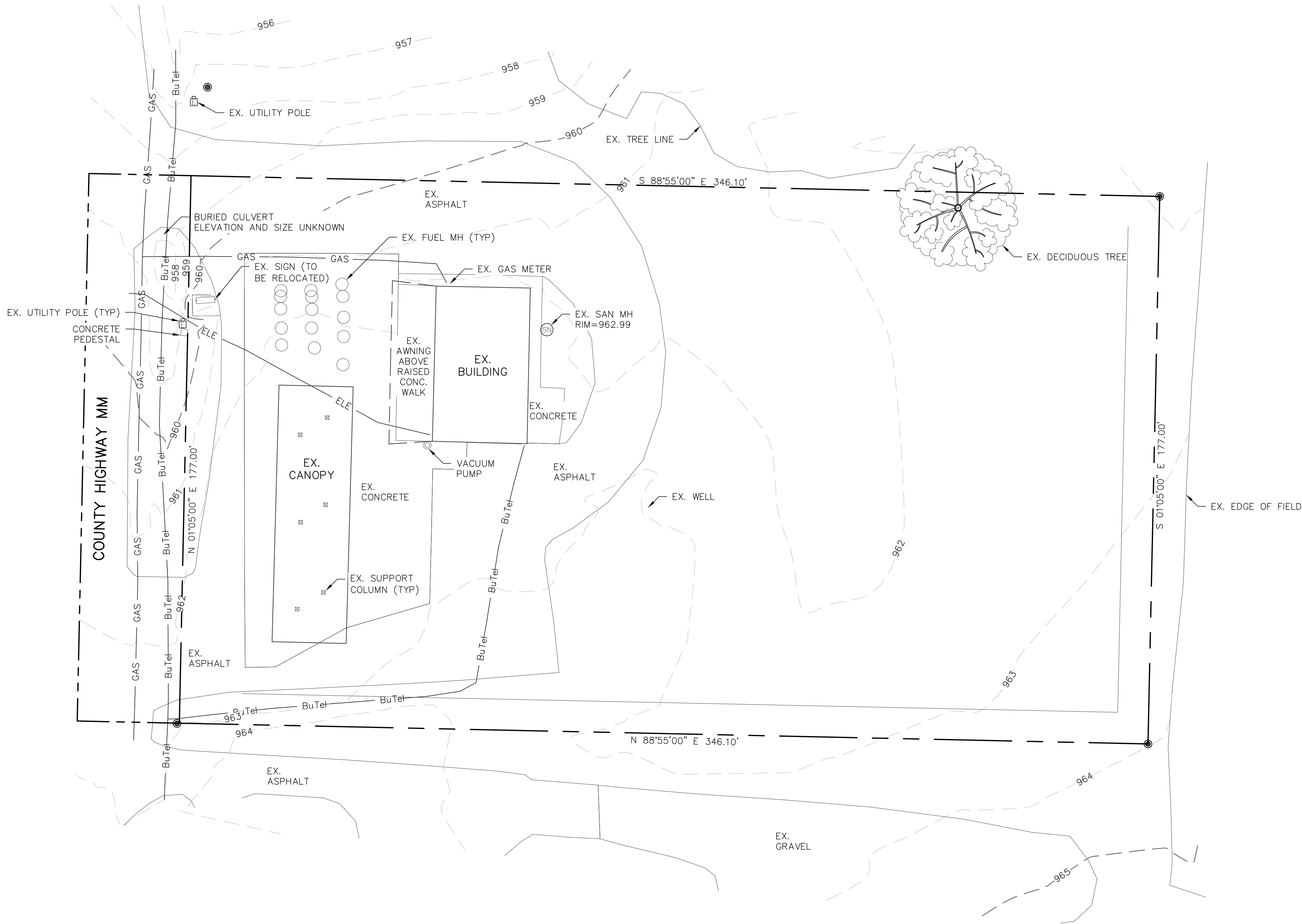
2 Site Lighting  
1" = 20'-0"

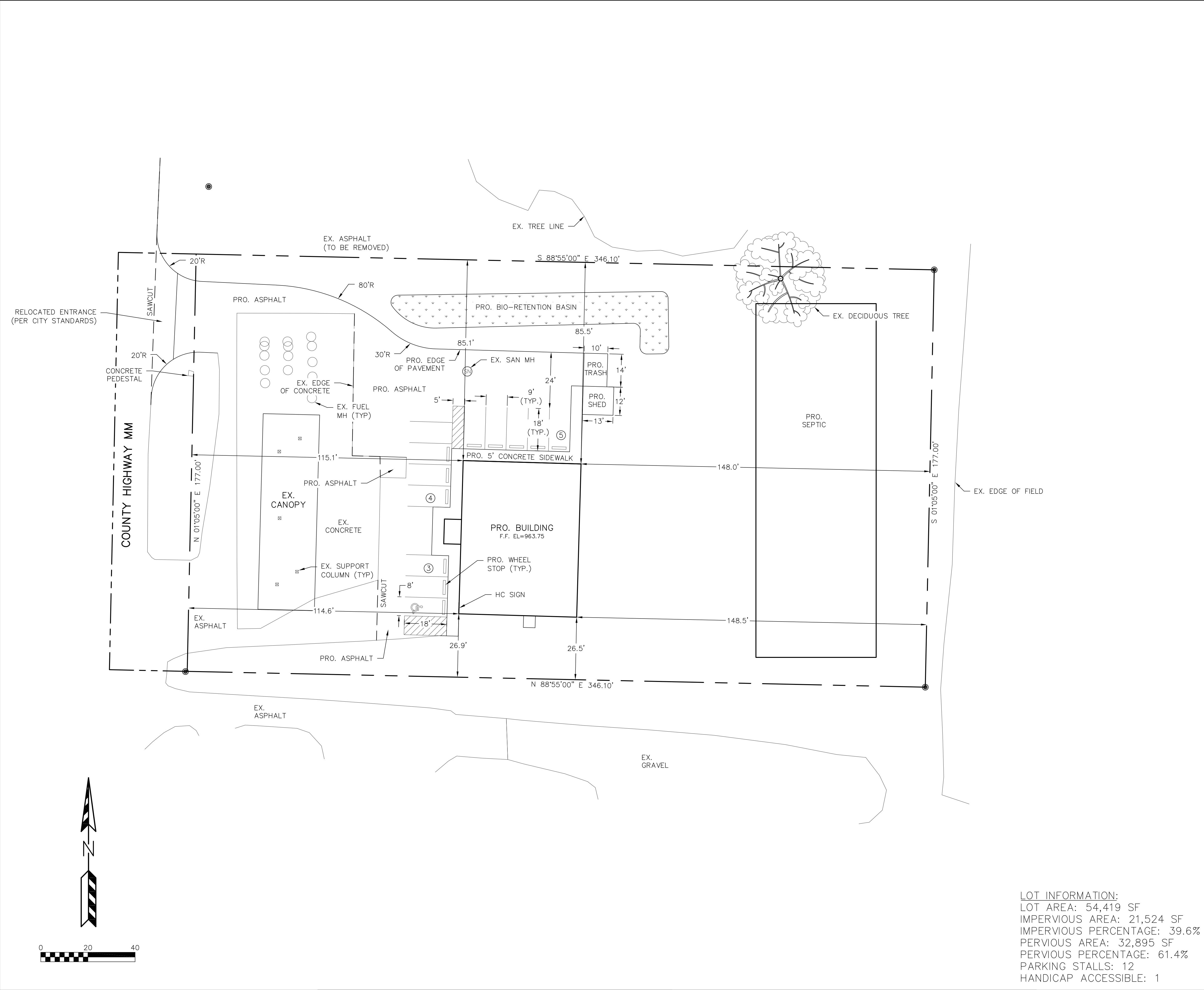


1 PROPOSED SITE & LANDSCAPE PLAN  
1" = 20'-0"

Town & Country Mart  
Convenience Store  
2050 County Hwy MM  
Oregon WI, 53575

SHEET TITLE	
PROPOSED SITE, LANDSCAPING & LIGHTING PLANNING	
01.21.2020	
JOB NUMBER:	18114
DATE:	01.21.2020
DRAWN BY:	bec
SHEET NUMBER:	C1.0



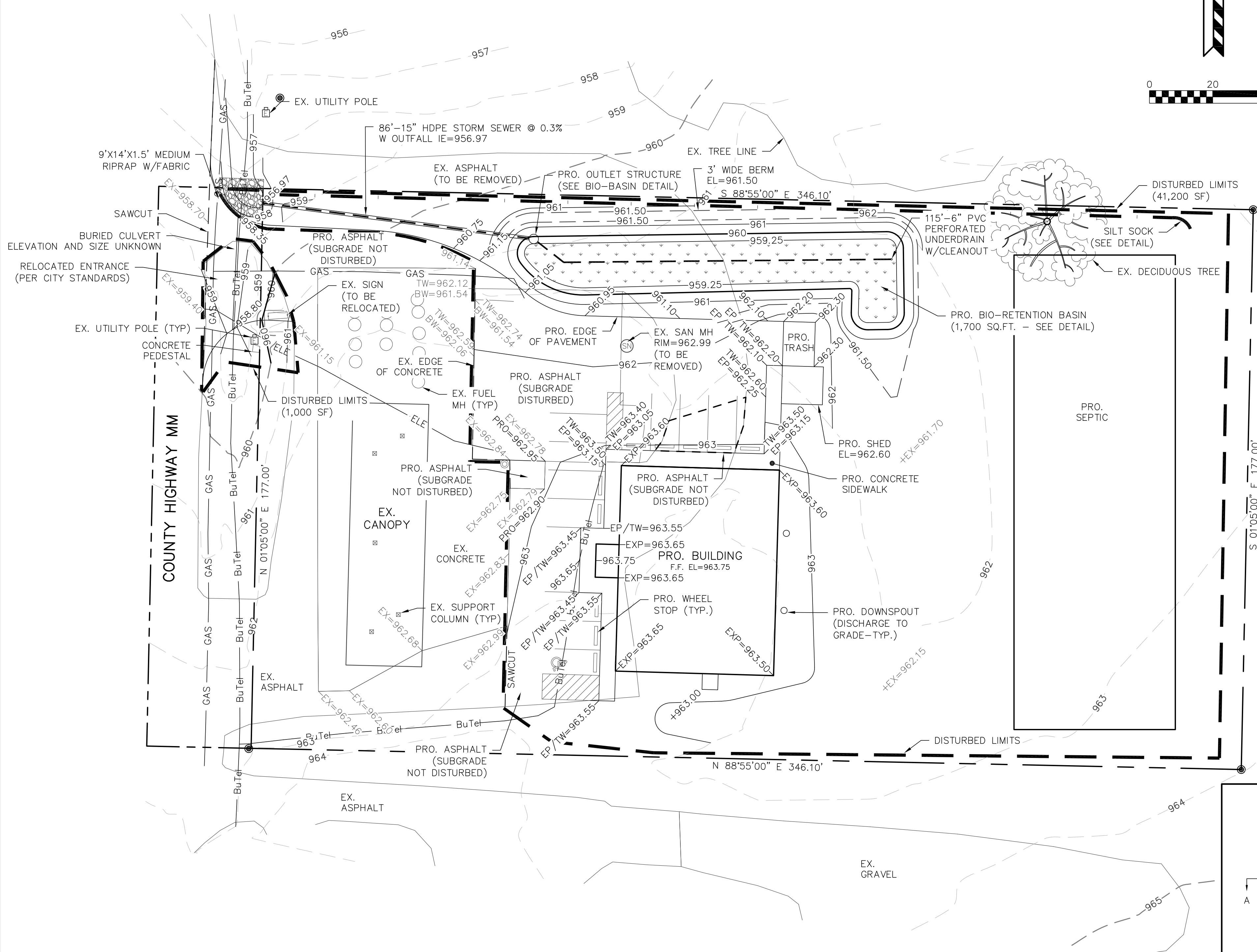


**2050 COUNTY HIGHWAY MM**  
PROPOSED SITE PLAN  
PAGE: 2 OF 3  
DATED: JANUARY 20, 2020

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

LOT INFORMATION:  
LOT AREA: 54,419 SF  
IMPERVIOUS AREA: 21,524 SF  
IMPERVIOUS PERCENTAGE: 39.6%  
PERVIOUS AREA: 32,895 SF  
PERVIOUS PERCENTAGE: 61.4%  
PARKING STALLS: 12  
HANDICAP ACCESSIBLE: 1

CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ACCOMMODATE PROPOSED DITCH GRADING AND RELOCATED ENTRANCE



**LEGEND**

	HYDRANT
	STORM INLET
	LIGHT
	POWER POLE
	SANITARY MANHOLE
	DOWNSPOUT
	WATER VALVE
+EX=????.??	EXISTING SURFACE GRADE
-TW=????.??	EXISTING TOP OF WALK GRADE
-BW=????.??	EXISTING BOTTOM OF WALK GRADE
+????.??	PROPOSED SURFACE GRADE
-TW=????.??	PROPOSED TOP OF WALK GRADE
-EP=????.??	PROPOSED EDGE OF PAVEMENT GRADE
-EXP=????.??	PROPOSED EXPOSURE GRADE
--- 994 ---	EXISTING MINOR CONTOUR
--- 995 ---	EXISTING MAJOR CONTOUR
--- 994 ---	PROPOSED MINOR CONTOUR
--- GAS ---	BURIED GAS
--- ELE ---	BURIED ELECTRIC
--- BuTel ---	BURIED TELEPHONE
--- WAT ---	WATER MAIN
--- ---	STORM SEWER
	EXISTING DECIDUOUS TREE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

**EROSION NOTES:**

THE EXISTING DRIVEWAY IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

MAY 1, 2020	INSTALL INITIAL EROSION CONTROL DEVICES.
MAY 1 - OCTOBER 15, 2020	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
OCTOBER 15 - 31, 2020	CONSTRUCT BIORETENTION BASIN AND RESTORE PERVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

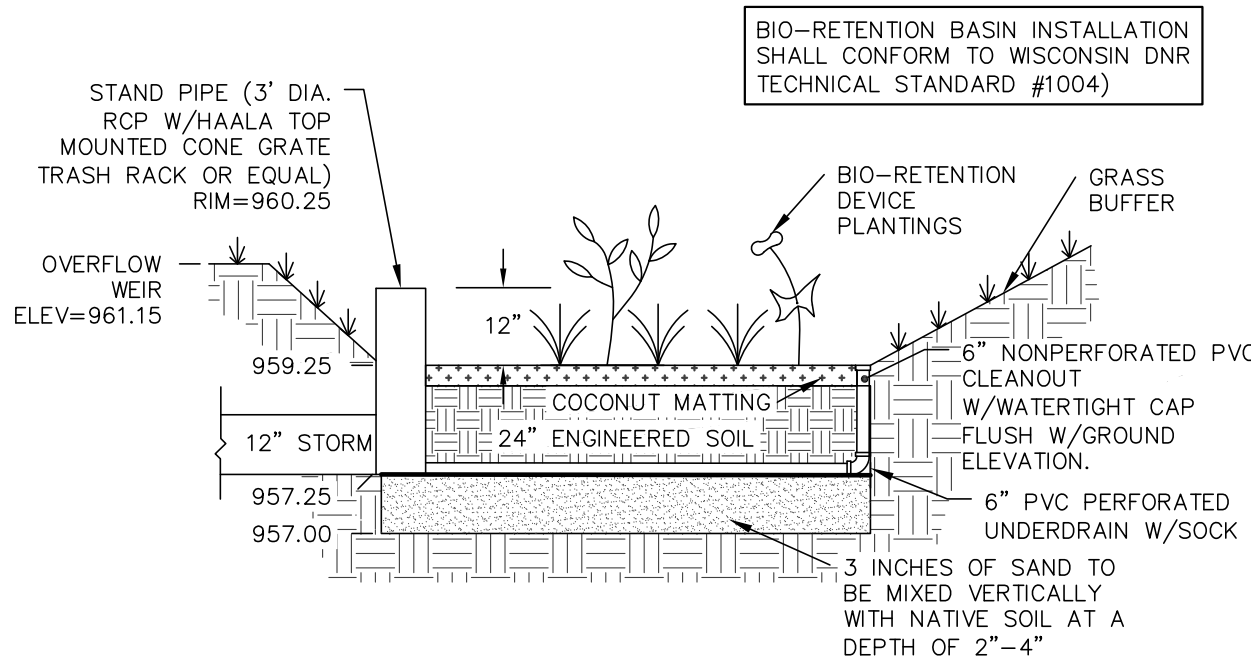
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**

TOWN AND COUNTRY MART LLC  
4967 HIGHWOOD CIR  
MIDDLETON, WI 53562

**ENGINEER:**

QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558



**BIO-RETENTION DEVICE DETAIL**

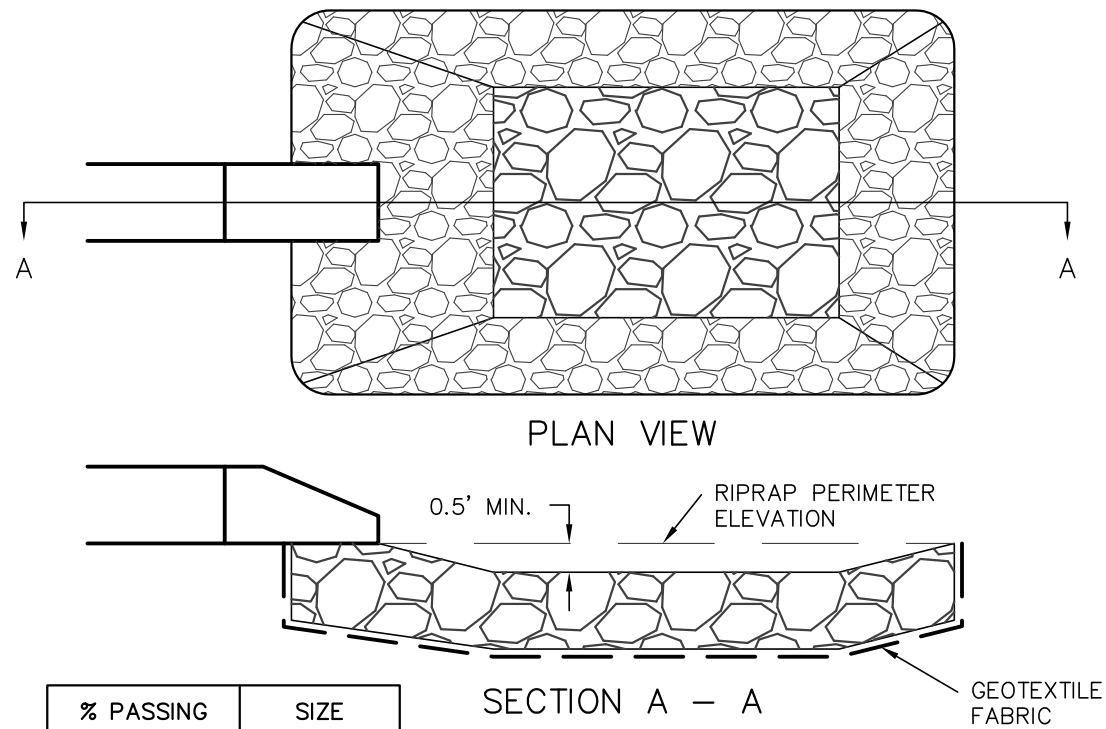
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:  
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5 COMPOST SHALL MEET WDNR SPECIFICATION S100.  
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:  
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIO-RETENTION DEVICE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGROEOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTION THE BIO-RETENTION DEVICE AREA.

THE CONTRACTOR SHALL PROVIDE A COPY OF DELIVERY TICKET OR INVOICE FOR ENGINEERED SOIL AND SAND STORAGE LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

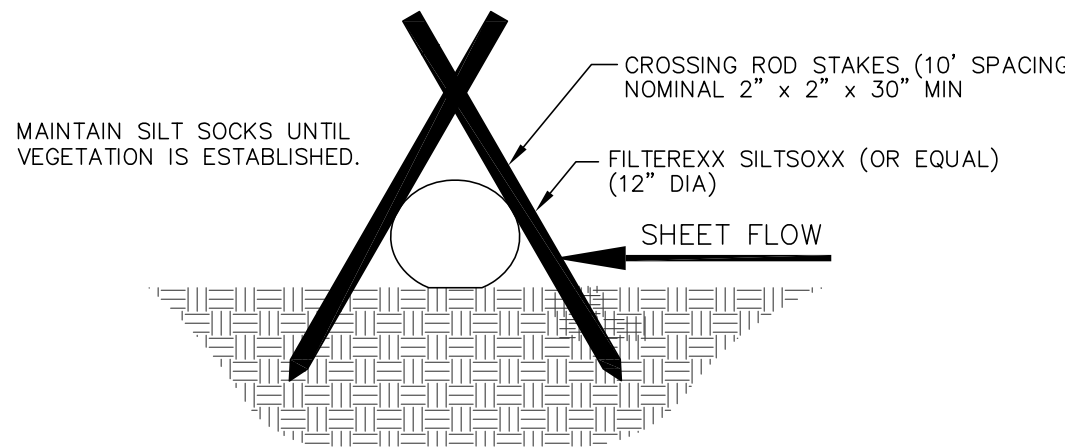
**BIO-RETENTION DEVICE DETAILS**



% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50-85	15
20-50	10
5-20	5
0-5	2

SIZES CALCULATED IN BEST D.5.2

**RIPRAP DETAIL**



**SILT SOCK DETAIL**

**2050 COUNTY HIGHWAY MM**  
**GRADING AND EROSION CONTROL PLAN**  
PAGE: 3 OF 3  
DATED: JANUARY 20, 2020

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

DOOR & DOOR FRAME NOTES:

- INSULATE ALL HOLLOW METAL DOOR FRAMES WITH FIBERGLASS INSULATION.
- PROVIDE ALL HOLLOW METAL FRAMES w/ (1) COAT PRIMER & (2) COATS PAINT.
- ALL HOLLOW METAL FRAMES TO BE REINFORCED & PREPARED FOR HARDWARE.
- ALL WELDED FRAMES SHALL BE 16ga (MIN.)
- ALL HOLLOW METAL DOORS SHALL BE 16ga (MIN.)
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPPING.
- ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
- ALL DOORS SHALL MEET A.D.A. REQUIREMENTS.
- PROVIDE LEVER TYPE HANDLES ON ALL DOORS.
- PROVIDE CAULKING AT ALL DOOR FRAMES, WINDOWS & WHERE NOTED ON PLANS.
- PROVIDE DOOR COORDINATORS ON PAIRS OF DOORS AS REQUIRED.
- VERIFY w/ H.V.A.C. CONTRACTOR FOR DOOR UNDERCUTS & GRILLES.
- ALL SIGNAGE TO ME MOUNTED AT A.D.A. HEIGHT (SEE GENERAL SPECIFICATIONS).
- UNLESS NOTED OTHERWISE, ALL EXTERIOR WALK DOORS SHALL HAVE A U-FACTOR OF 0.45 OR BETTER.

DOOR HARDWARE NOTES:

- ALL HANDLES, PULLS, LATCHES, LOCKS, & OTHER PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND & DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34 INCHES MINIMUM TO 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
- DOOR SWING HINGES SHALL BE ADJUSTED SO THAT THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS.

GENERAL WINDOW NOTES:

- GENERAL CONTRACTOR IS TO VERIFY THE REQUIRED ROUGH OPENING SIZE REQUIRED FOR EACH WINDOW, & THAT ALL OPENINGS HAVE BEEN PREPARED PER MANUFACTURER'S SPECIFICATIONS & PER THE DETAILS IN THIS DRAWING SET.
- FIELD VERIFICATION OF EACH OPENING SHALL BE COORDINATED WITH WINDOW SUPPLIER PRIOR TO WINDOW INSTALLATION TO ENSURE PROPER FITTING.

COMMERCIAL STOREFRONT WINDOW NOTES:

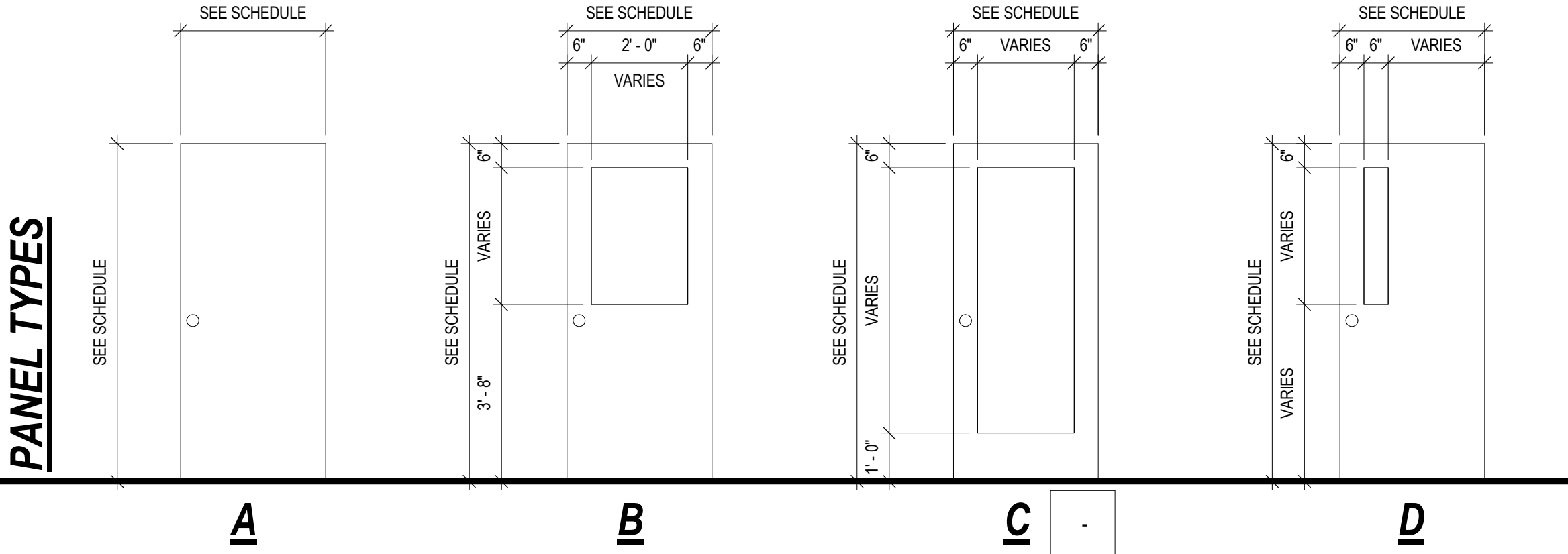
- ALL STOREFRONT GLAZING SYSTEMS TO BE PREFINISHED EXTRUDED ALUMINUM THERMALLY BROKEN FRAMES.
- OVERALL WINDOW ASSEMBLY U-FACTOR TO BE 0.35 OR BETTER, UNLESS NOTED OTHERWISE.
- WINDOW FRAME INSTALLATION TO FOLLOW MANUFACTURER'S SPECIFICATIONS & WINDOW DETAILS IN DRAWING SET.
- PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE.

WINDOW SCHEDULE				
MARK	WINDOW SIZE		QTY.	COMMENTS
	WIDTH	HEIGHT		
AA	4' - 0"	2' - 0"	4	
BB	5' - 0"	2' - 0"	3	
7				

DOOR SCHEDULE

MARK	LOCATION	WIDTH	HEIGHT	DOOR PANEL		DOOR FRAME		COMMENTS
				TYPE	MATERIAL	FINISH	MATERIAL	
100	VESTIBULE	6' - 0"	7' - 0"	C	ALUM	PRE	ALUM	PUSH / PULL HARDWARE
101	VESTIBULE	6' - 0"	7' - 0"	C	ALUM	PRE	ALUM	PUSH / PULL HARDWARE
102	OFFICE	3' - 0"	7' - 0"	A	WOOD	STAIN	HM	LEVER TYPE HANDLE w/ LOCKSET
103	STORAGE	3' - 0"	7' - 0"	A	WOOD	STAIN	HM	LEVER TYPE HANDLE w/ LOCKSET
104	MENS BATHROOM	3' - 0"	7' - 0"	A	WOOD	STAIN	HM	PUSH / PULL HARDWARE
105	WOMENS BATHROOM	3' - 0"	7' - 0"	A	WOOD	STAIN	HM	PUSH / PULL HARDWARE
106	BEER CAVE	3' - 0"	7' - 0"	C	ALUM	PRE	ALUM	PUSH / PULL HARDWARE
107	FREEZER	3' - 0"	7' - 0"	A	ALUM	PRE	ALUM	LOCKSET
108	COOLER	3' - 0"	7' - 0"	A	ALUM	PRE	ALUM	LOCKSET
109	SIDE EXIT	3' - 0"	7' - 0"	A	STEEL	PRE	STEEL	EMERGENCY EXIT PANIC BAR w/ ALARM - NO HARDWARE ON EXTERIOR
10								

PANEL TYPES



GENERAL REFLECTED CEILING PLAN NOTES:

- CONTRACTOR SHALL FOLLOW CEILING GRID PATTERN ESTABLISHED ON REFLECTED CEILING PLAN. ANY VARIATION SHALL BE APPROVED BY STRUC RITE DESIGN.
- MOUNT SUPPLY AIR DIFFUSERS IN THE CENTER OF WHOLE CEILING PANELS.
- WIRE CEILING FROM STRUCTURE ABOVE AND WIRE FOR ADDITIONAL LOAD AT LIGHTS AND CEILING DIFFUSERS.
- CEILING TYPE AND HEIGHT NOTED ON REFLECTED CEILING PLAN.
- SOME HALLWAY CEILING PANEL LAYOUTS HAVE BEEN ADJUSTED AT A CHANGE IN HALLWAY DIRECTION TO ACCOMMODATE LIGHT LAYOUT.
- ADHERE A RIGID PANEL BACKER TO PANELS AT LOCATION WHICH INDICATES SPEAKERS, DIFFUSERS, LIGHTS SMOKE DETECTORS AND EXIT LIGHTS.
- PROVIDE 2'-0" CEILING GRID CROSS SECTION TEE AT EACH RETURN GRILL.
- UNLESS NOTED OTHERWISE, CEILING SHALL BE SUSPENDED METAL TEE AND ACOUSTICAL TILE 2'-0" x 2'-0", TYPICAL. REFER TO ROOM FINISH SCHEDULE FOR MFG. AND STYLE. SUSPENDED SYSTEM IN "WET" AREAS SHALL BE ALUMN.

SUSPENDED CEILING ASSEMBLIES:

- 24" x 24" LAY-IN TILES; USG ECLIPSE CLIMA PLUS, PROFILE FL w/ USG CENTRICITEE DXT GRID, COLOR: FLAT WHITE
- 24" x 24" LAY-IN TILES; USG SHEETROCK CLIMA PLUS, PROFILE; SQ w/ USG DXL GRID, COLOR: FLAT WHITE

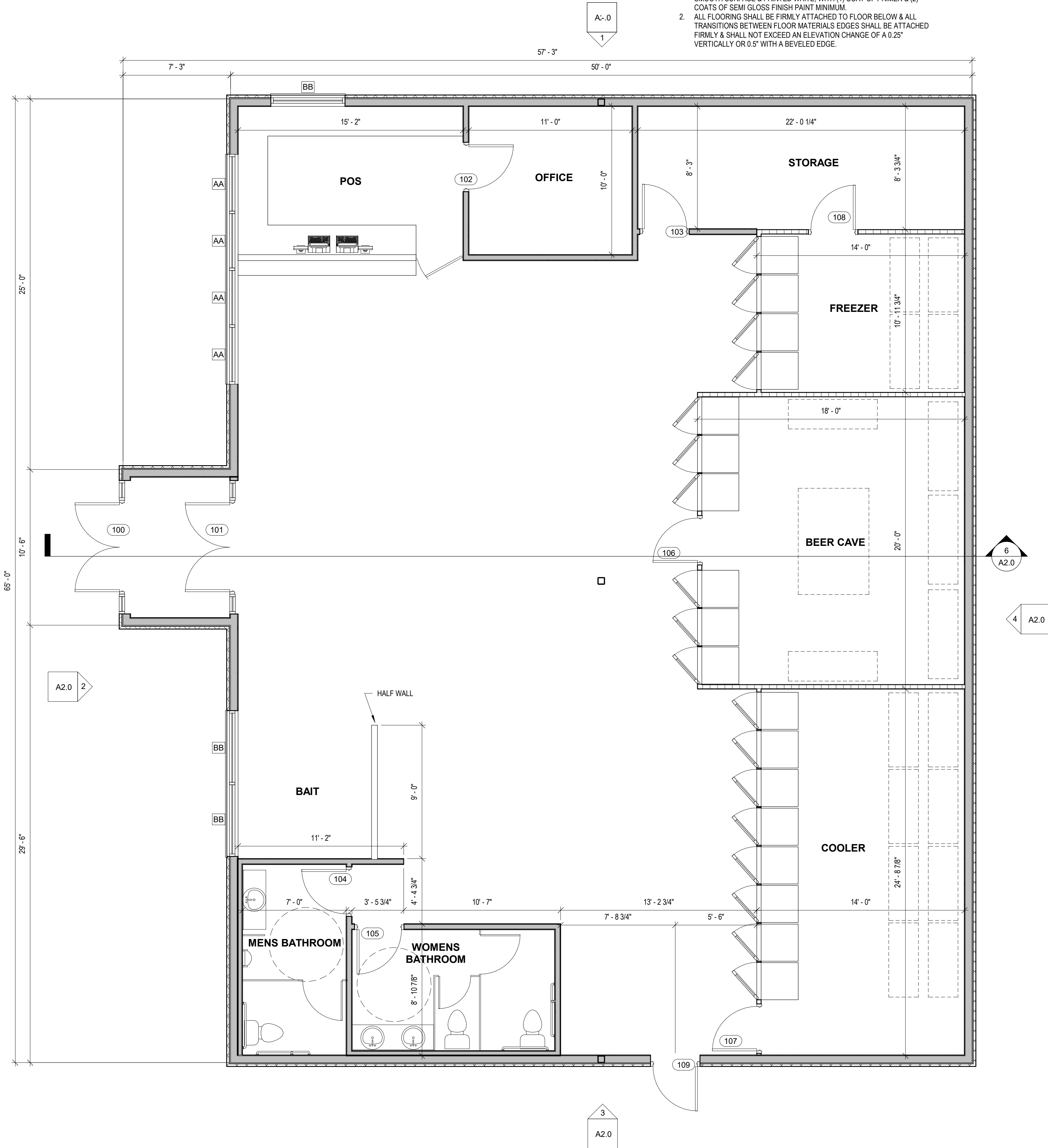
3 RCP Plan  
1/8" = 1'-0"

RESTROOM NOTES:

- IF FLOOR FINISHES ARE NOT SPECIFIED AND BEING DONE BY OTHERS THEY MUST CONFORM WITH THE FOLLOWING: IN A TOILET AND BATHING ROOMS THE FLOOR SURFACE SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES.
- IF WALL FINISHES ARE NOT SPECIFIED AND BEING DONE BY OTHERS THEY MUST CONFORM WITH THE FOLLOWING: ALL WALLS IN TOILET AND BATHING ROOMS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE, TO A HEIGHT OF 4'-0" THE FLOOR AND THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

ROOM FINISH NOTES:

- UNLESS OTHERWISE NOTED ALL DRYWALL SURFACES TO HAVE SMOOTH SURFACE & PAINTED WHITE, WITH (1) COAT OF PRIMER & (2) COATS OF SEMI GLOSS FINISH PAINT MINIMUM.
- ALL FLOORING SHALL BE FIRMLY ATTACHED TO FLOOR BELOW & ALL TRANSITIONS BETWEEN FLOOR MATERIALS EDGES SHALL BE ATTACHED FIRMLY & SHALL NOT EXCEED AN ELEVATION CHANGE OF A 0.25" VERTICALLY OR 0.5" WITH A BEVELED EDGE.



1 FLOOR PLAN  
1/4" = 1'-0"

**StrucRite**  
Architectural & Engineering Services

805 Clinton Street  
Waukesha, WI 53186  
262.549.3222  
www.srdinc.biz

Town & Country Mart  
**Convenience Store**  
2050 County Hwy MM  
Oregon WI, 53575

SHEET TITLE

FLOOR PLAN

PLANNING

01.21.2020

JOB NUMBER: 18114

DATE: 01.21.2020

DRAWN BY: JJR

SHEET NUMBER:

**A1.1**



Town & Country Mart  
Convenience Store  
2050 County Hwy MM  
Oregon WI, 53575

SHEET TITLE  
EXTERIOR ELEVATIONS

PLANNING

01.21.2020

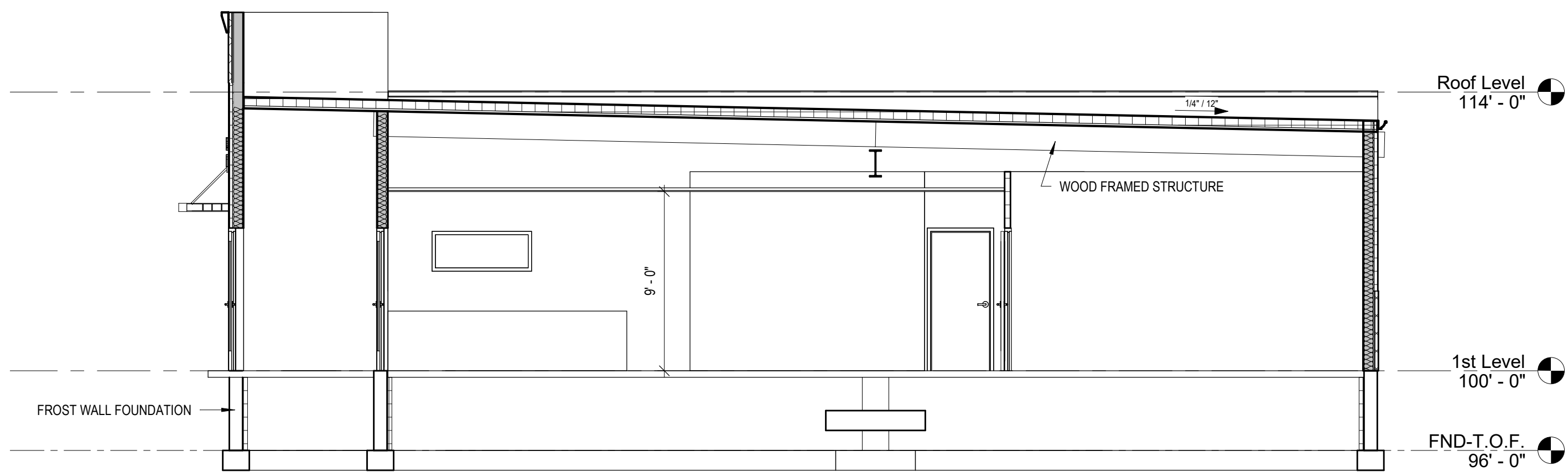
JOB NUMBER: 18114

DATE: 01.21.2020

DRAWN BY: JJR

SHEET NUMBER:

A2.0



6 BUILDING SECTION  
3/16" = 1'-0"

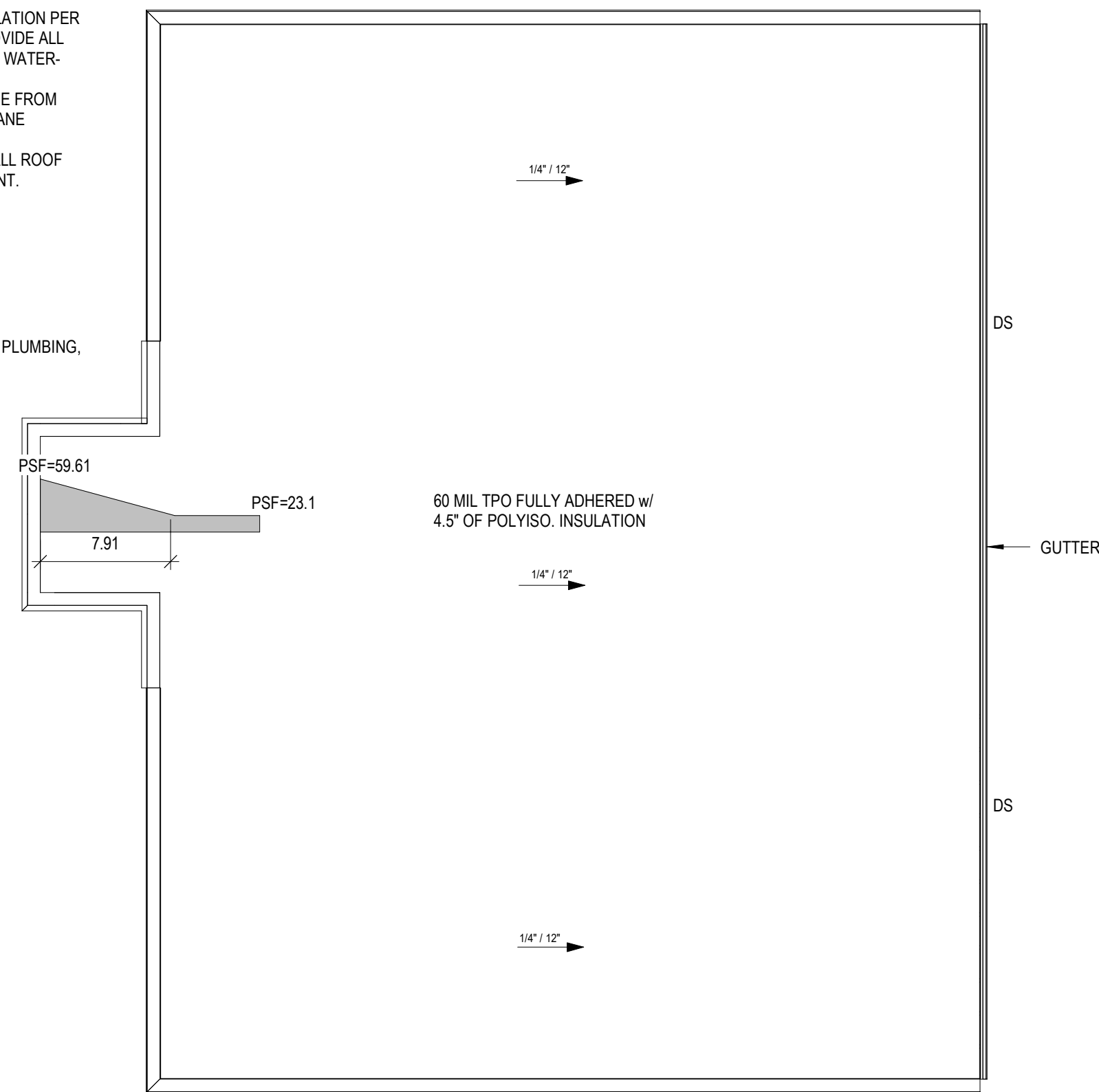
GENERAL ROOF PLAN NOTES:

- ROOFING CONTRACTOR TO INSTALL ALL ROOFING AND INSULATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS (TYP). PROVIDE ALL REQUIRED MATERIALS AND ACCESSORIES FOR A COMPLETE, WATER-TIGHT SYSTEM.
- ROOFING CONTRACTOR TO PROVIDE AND INSTALL MEMBRANE FROM FLASHING FOR ALL ROOF PENETRATIONS PER ROOF MEMBRANE MANUF. REQUIREMENTS.
- SEE MECHANICAL DRAWINGS FOR LOCATIONS AND SIZE OF ALL ROOF PENETRATIONS AND CURBS REQUIRED FOR MECH. EQUIPMENT.
- ALL TAPERED INSULATION TO BE E.P.S. @ 1/4" / FT SLOPE.
- TAPERED FIBER EDGE STRIP TYPICAL @ ENTIRE PERIMETER.

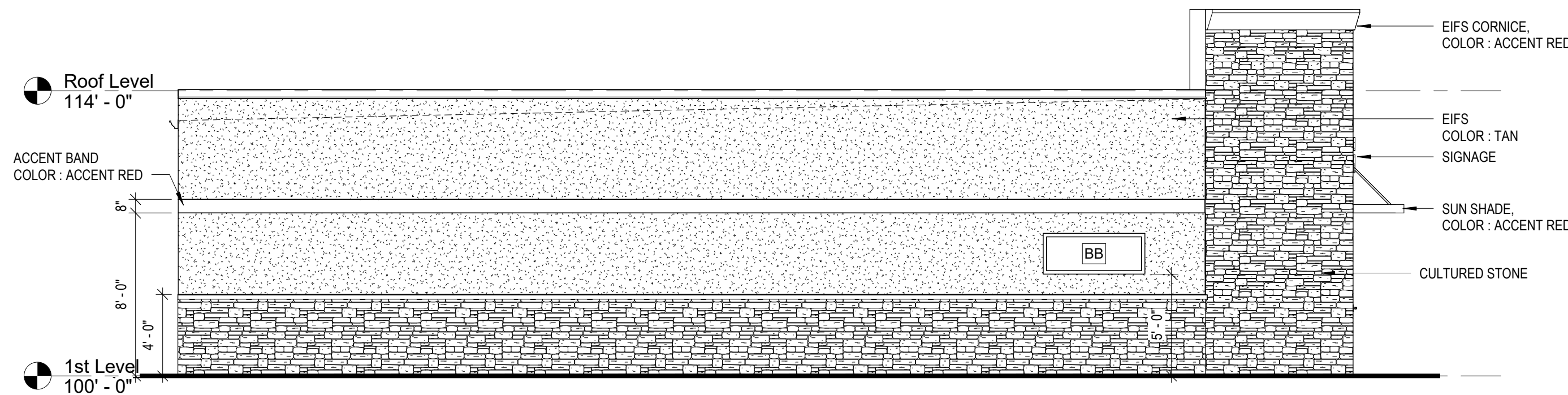
1/2" = 1'-0" = INDICATES DIRECTION OF ROOF SLOPE

DS = DOWNSPOUT LOCATION

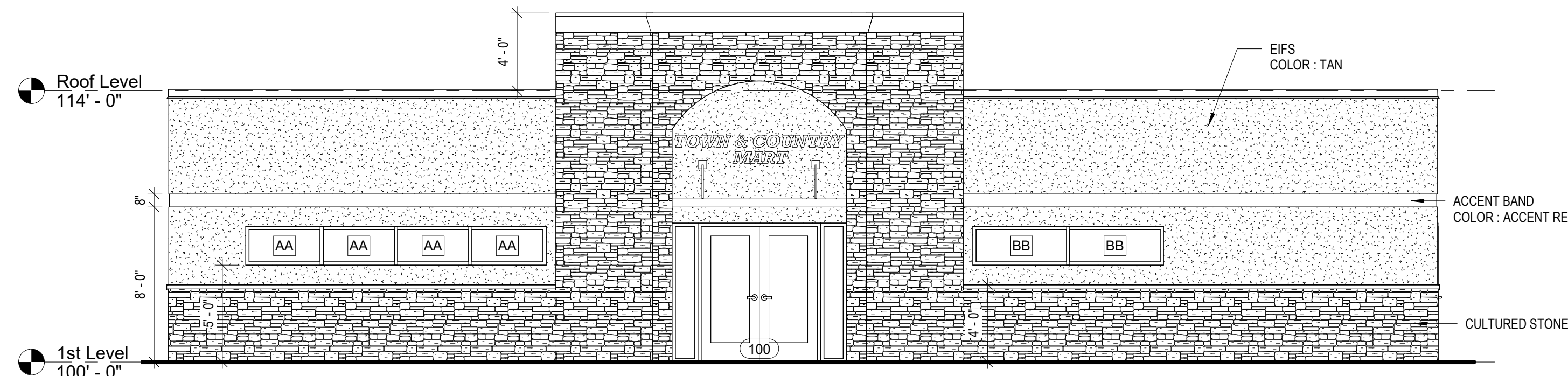
- COORDINATE ALL ROOF OPENINGS AND PENETRATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.



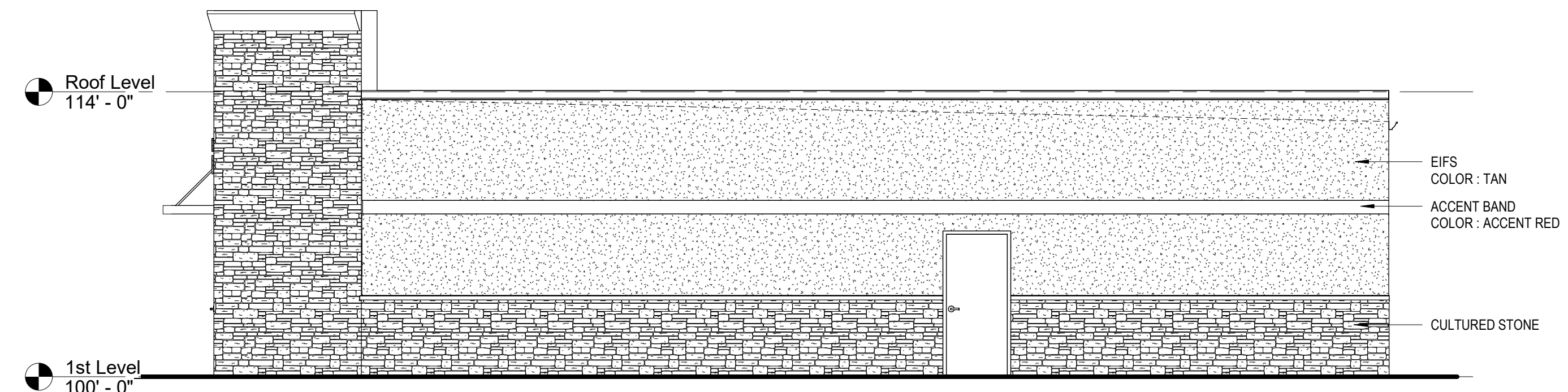
5 ROOF PLAN  
1/8" = 1'-0"



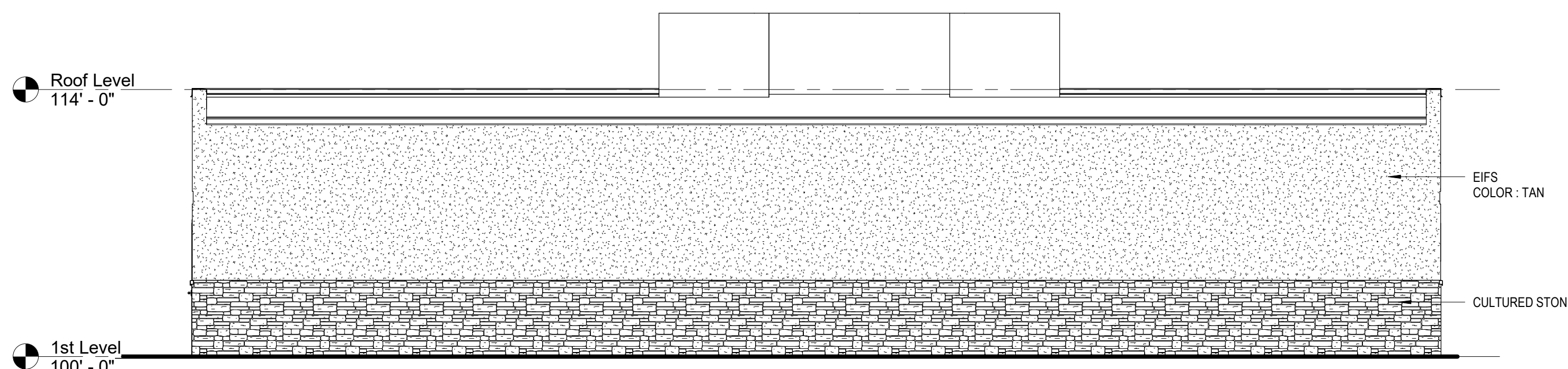
1 NORTH ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"



3 SOUTH ELEVATION  
3/16" = 1'-0"



4 EAST ELEVATION  
3/16" = 1'-0"

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SHEET TITLE

DUMPSTER ENCLOSURE  
/ STORAGE

PLANNING

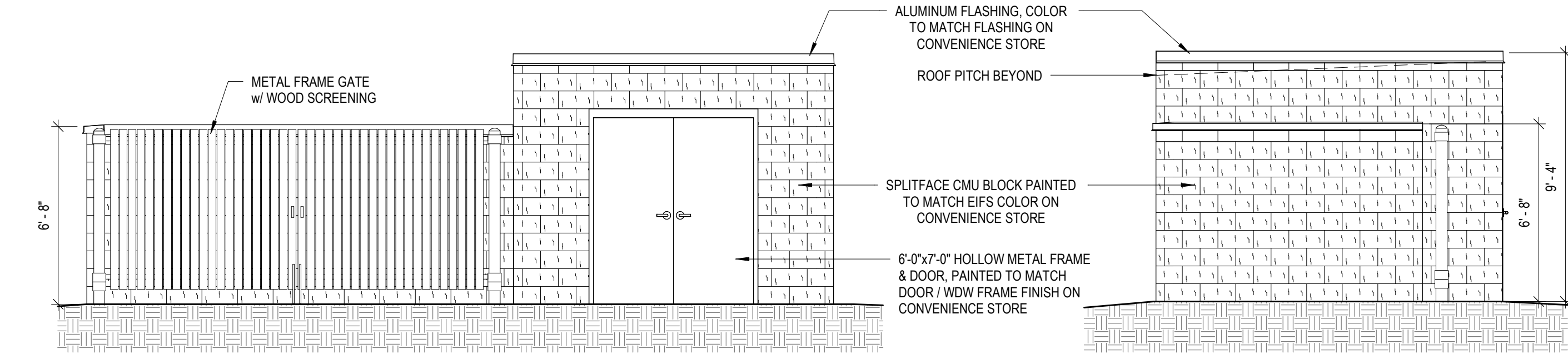
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DATE: 01.21.2020

DRAWN BY: JJR

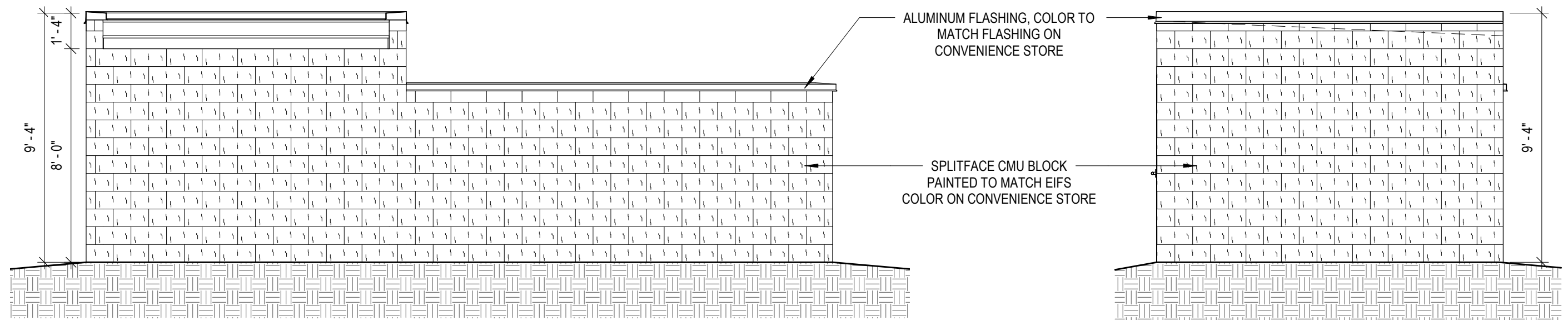
SHEET NUMBER:

A3.0



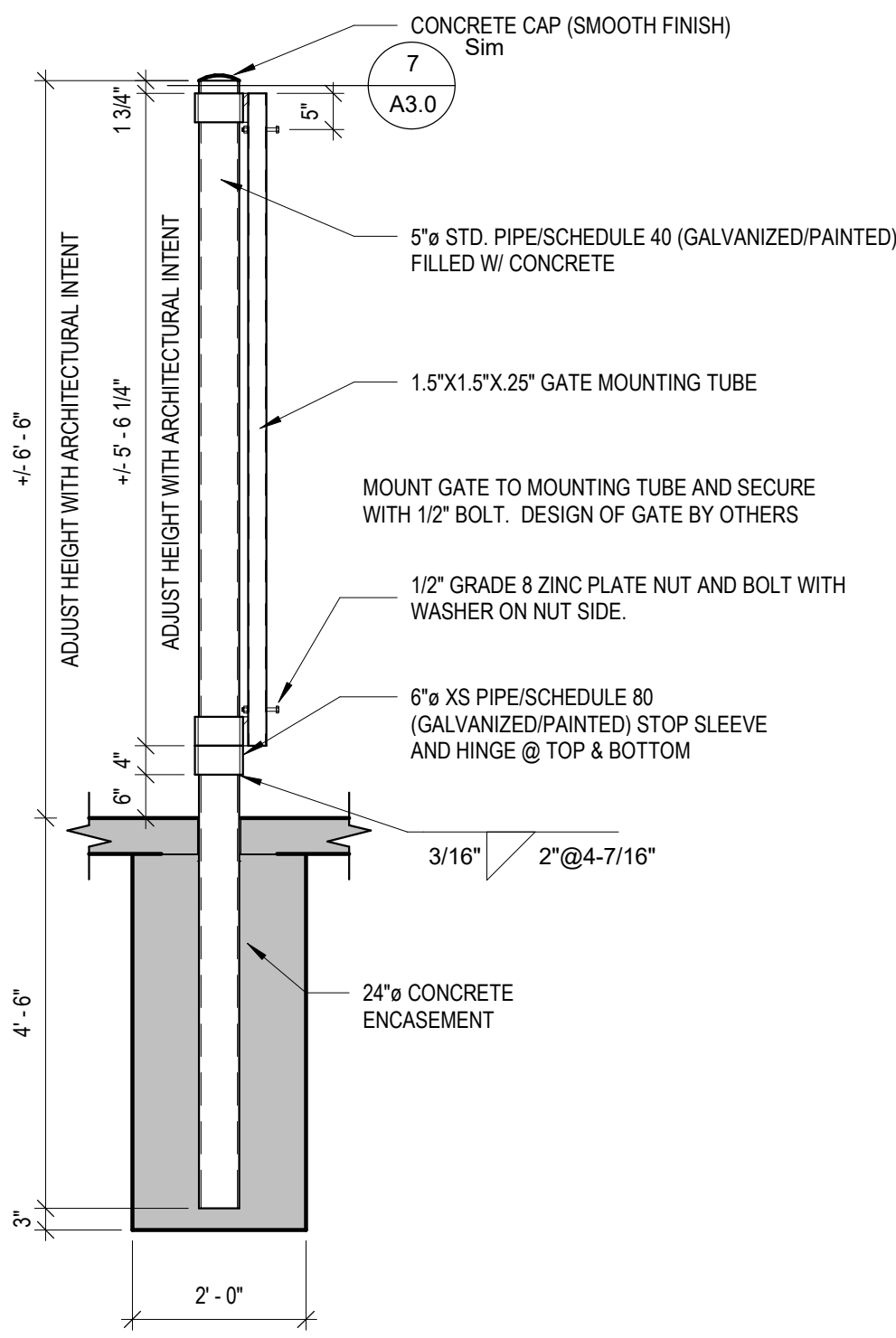
2 WEST ELEVATION  
1/4" = 1'-0"

3 NORTH ELEVATION  
1/4" = 1'-0"

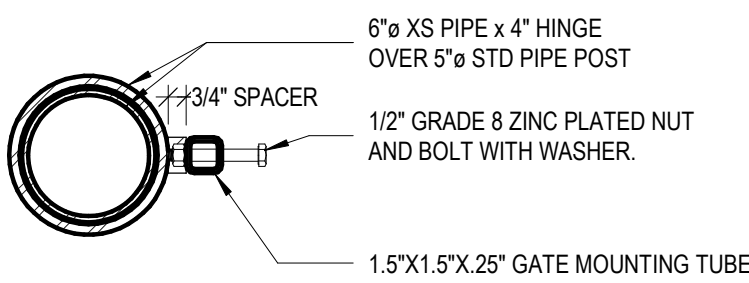


4 EAST ELEVATION  
1/4" = 1'-0"

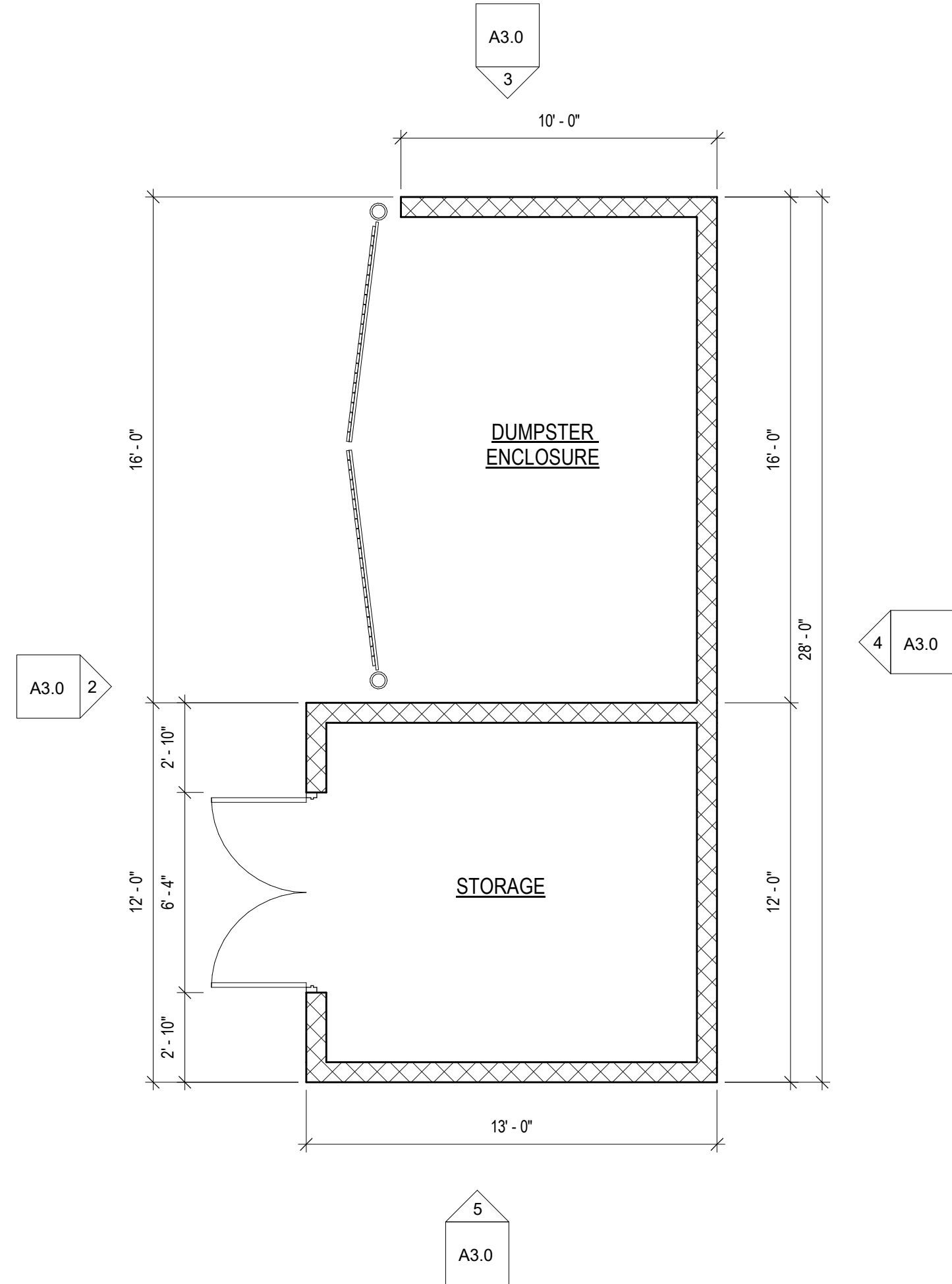
5 SOUTH ELEVATION  
1/4" = 1'-0"



6 DUMPSTER POST  
1/2" = 1'-0"



7 DUMPSTER POST HINGE DTL  
1 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE / STORAGE BLDG FLOOR PLAN  
1/4" = 1'-0"